

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
KINGS CROSSING**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Kings Crossing Homeowners Association, Inc.**

1. The name of the subdivision is Kings Crossing.
2. The name of the association is Kings Crossing Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Kings Crossing Ph. 1

Recorded on February 5, 2004 under
Instrument No. 20140205010000360
Real Property Records, Collin
County, Texas

Kings Crossing Ph. 2

Recorded on February 17, 2016
under Instrument No.
20160217010000720 Real Property
Records, Collin County, Texas

Kings Crossing Ph. 4

Recorded on August 2, 2017 under
Instrument No. 20170802010003680
Real Property Records, Collin
County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants Conditions and Restrictions for Kings Crossing recorded on March 12, 2014 under Instrument No. 20140312000228820 of the Real Property Records of Collin County, Texas.

First Modification and Amendment of the Declaration of Covenants Conditions and Restrictions for Kings Crossing recorded on December 15, 2016 under Instrument No. 20161215001702210 of the Real Property Records of Collin County, Texas.

Second Modification and Amendment of the Declaration of Covenants Conditions and Restrictions for Kings Crossing recorded on March 10, 2017 under Instrument No. 20170310000312600 of the Real Property Records of Collin County, Texas.

Third Modification and Amendment of the Declaration of Covenants Conditions and Restrictions for Kings Crossing recorded on August 2, 2017 under Instrument No. 20170802001022510 of the Real Property Records of Collin County, Texas.

First Amended and Restated Supplement Declaration of Covenants Conditions and Restrictions for Kings Crossing recorded on August 11, 2017 under Instrument No. 20170811001071880 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Kings Crossing Homeowners Association, Inc.
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548
Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00

Initiation Fee

\$300.00

9. Other information the association considers appropriate:

For all resale and refinance information, please go to
<https://www.homewisedocs.com/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate
is hereby executed by its duly authorized agent on this 24th day of
September, 2021.

Kings Crossing Homeowners Association, Inc.,
a Texas non-profit corporation

By: Beverly Coghlan
Beverly Coghlan, Neighborhood Management, Inc.

Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 24th day of September,
2021, by Beverly Coghlan, Managing Agent of Kings Crossing Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

